

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 15, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 15, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Bennett Millstein, Vice-Chairman

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF September 8, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 8, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 11 - 189 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DOL/DOL
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject contracts at 9:55 a.m. and concluded at 10:09 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 11-192 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 161-118-3B
Grantee: 241 Danbury Road Associates, LLC
Property: Westerly side of Route 7 & Route 33; Norwalk-Danbury Road, Wilton, CT

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Project Purpose: DOT, Sale of Excess Property, Wilton

Item Purpose: Release of 3,776+/- sq. ft. of vacant land to Grantee as a result of a sole-abutter bid

Ms. Goodhouse said that the release parcel is a remnant of property purchased from the Wilton Historical Society, approved by the Board in PRB File #00-232. At that time, it was the location of a 2-story colonial museum (circa 1734) listed on the National Register of Historic Places. In December 2009, the proposed buyer petitioned DOT to purchase 3,776 SF of land that DOT has since determined is not needed for U.S. Route 7.

The sole abutter owns 4.83 acres of commercial land improved with two office buildings, and has requested to purchase 3,776 SF of land at the northeast corner of Route 7 (non-access) and Old Ridgefield Road. The release parcel is and will remain subject to a non-access highway line and slope easement in favor of the State of CT. The land slopes downward from Route 7. DOT Staff Appraiser Thomas L. Fox completed an appraisal review recommending a release value of \$40,000 (\$10.50/SF). The land sales relied upon ranged from \$8.02/SF to \$13.18/SF. The buyer declined to purchase the 3,776 SF for \$40,000, but made a counter-offer that was accepted at \$30,000 (\$7.95/SF) plus DOT's \$1,000 administrative fee for a total purchase price of \$31,000.

Ms. Goodhouse recommended that the Board approve the release to the sole abutter, whose counter-offer is reasonable considering that there is no other potential buyer, the land is excess to DOT's needs, the non-access highway line will be maintained, and the property is subject to a slope easement.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-189 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-189. The motion passed unanimously.

PRB FILE #11-192 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-192. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary